UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF OKLAHOMA

IN RE:	}	
S. AND S. COMMUNICATION SPECIALISTS, INC.	}	Case No. 16-80762
	}	Chapter 7
Debtor(s).	}	

MOTION TO APPROVE SALE OF PROPERTY OF THE ESTATE, FREE AND CLEAR OF ALL LIENS, CLAIMS, ENCUMBRANCES AND INTERESTS, AND TO AUTHORIZE PAYMENT OF CLOSING COSTS

COMES NOW Gerald R. Miller, Trustee, by and through his attorney, Gerald R. Miller, and for his Motion to Approve Sale of Property of the Estate, Free and Clear of all Liens, Claims, Encumbrances and Interests, and to Authorize Payment of Closing Costs, states as follows:

1. An Order Authorizing Trustee to Sell Property of the Estate at Public Sale Free and Clear of All Liens, Claim, Encumbrance and Interests was granted on January 11, 2017, authorizing the Trustee to sell the following described property, to wit:

> A tract of land located in the SE/4 of SW/4 of Section 23, Township 17 North, Range 20 East, being more particularly described as follows to wit: Beginning at a point where the West line of the SE/4 of SW/4 of said Section 23 crosses the South right-of-way of existing Hwy. No. 51; thence S 85º0'E., along said South right-of-way 1025.0 feet to the center line of old abandoned railroad, thence S. 40º57'W., along said center line of old abandoned railroad 245 feet to the center line of old abandoned highway; thence along the meanders of said old abandoned highway to a point on the West line of the SE/4 of SW/4 of said Section 23, thence North 18.5 feet to the point of beginning; Cherokee County, Oklahoma (hereinafter referred to as the "Property")

at public auction on February 15, 2017.

2. Auction was conducted by Dakil Auctioneers, Inc. as authorized in said order, and the Property was sold for the sum of $87,500 to Scott Manes,[1] free and clear of all liens, claims, encumbrances, and interests of all parties, including any interest of Bank of Cherokee County.

3. The sale is to be closed within 60 days of the auction date, or no later than April 17, 2017. The Trustee requests that he be authorized to pay the following expenses of the sale and closing costs at the closing of the sale: Auctioneer fees and expenses as further set forth in a separate Application for

[1]Bid price was $87,500. Auctioneer will retain additional buyer's premium of $8,750.00.

Compensation to Auctioneer filed contemporaneously herewith; revenue stamps on the sale; outstanding advalorem taxes on the Property up to the date of the closing; and one-half of closing expenses including but not limited to abstracting costs, title insurance commitment and premium, and closing fees to the closing company.

WHEREFORE, the Trustee prays that the Court enter an order approving the sale of the following described property, to wit:

> A tract of land located in the SE/4 of SW/4 of Section 23, Township 17 North, Range 20 East, being more particularly described as follows to wit: Beginning at a point where the West line of the SE/4 of SW/4 of said Section 23 crosses the South right-of-way of existing Hwy. No. 51; thence S 85º0'E., along said South right-of-way 1025.0 feet to the center line of old abandoned railroad, thence S. 40º57'W., along said center line of old abandoned railroad 245 feet to the center line of old abandoned highway; thence along the meaders of said old abandoned highway to a point on the West line of the SE/4 of SW/4 of said Section 23, thence North 18.5 feet to the point of beginning; Cherokee County, Oklahoma

free and clear of all liens, claims, encumbrances, and interests of all parties, including any interest of Bank of Cherokee County, to Scott Manes for the sum of $87,500.

Further, that the Trustee be authorized to pay the following closing expenses on the sale at the closing of the sale: Auctioneer fees and expenses as further set forth in a separate Application for Compensation to Auctioneer; revenue stamps on the sale; outstanding advalorem taxes on the Property up to the date of the closing; and one-half of closing expenses including but not limited to abstracting costs, title insurance commitment and premium, and closing fees to the closing company.

GERALD R. MILLER, PC

BY: s/Gerald R. Miller

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